Franklin's Community *Revitalization* Plan

Working together for a healthy community

Adopted February 8 2011

HISTORIC CITY OF FRANKLIN, TENNESSEE 1799

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This document was compiled with assistance from:

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Habitat for Humanity of Williamson Co

Hard Bargain Mt. Hope Redevelopment LLC

Heritage Foundation

Franklin's Charge

The Housing Fund

Battle of Franklin Trust

Franklin Housing Authority

The TMA Group /Franklin Transit Authority

GAP Community Development Resources Inc.

United Community Resources Foundation

OVERVIEW

This plan covers four components of a healthy community, where everything connects to everything else.

PURPOSE

In 2010, the Tennessee Housing Development Agency defined a Community Revitalization Plan ("CRP"), which must include:

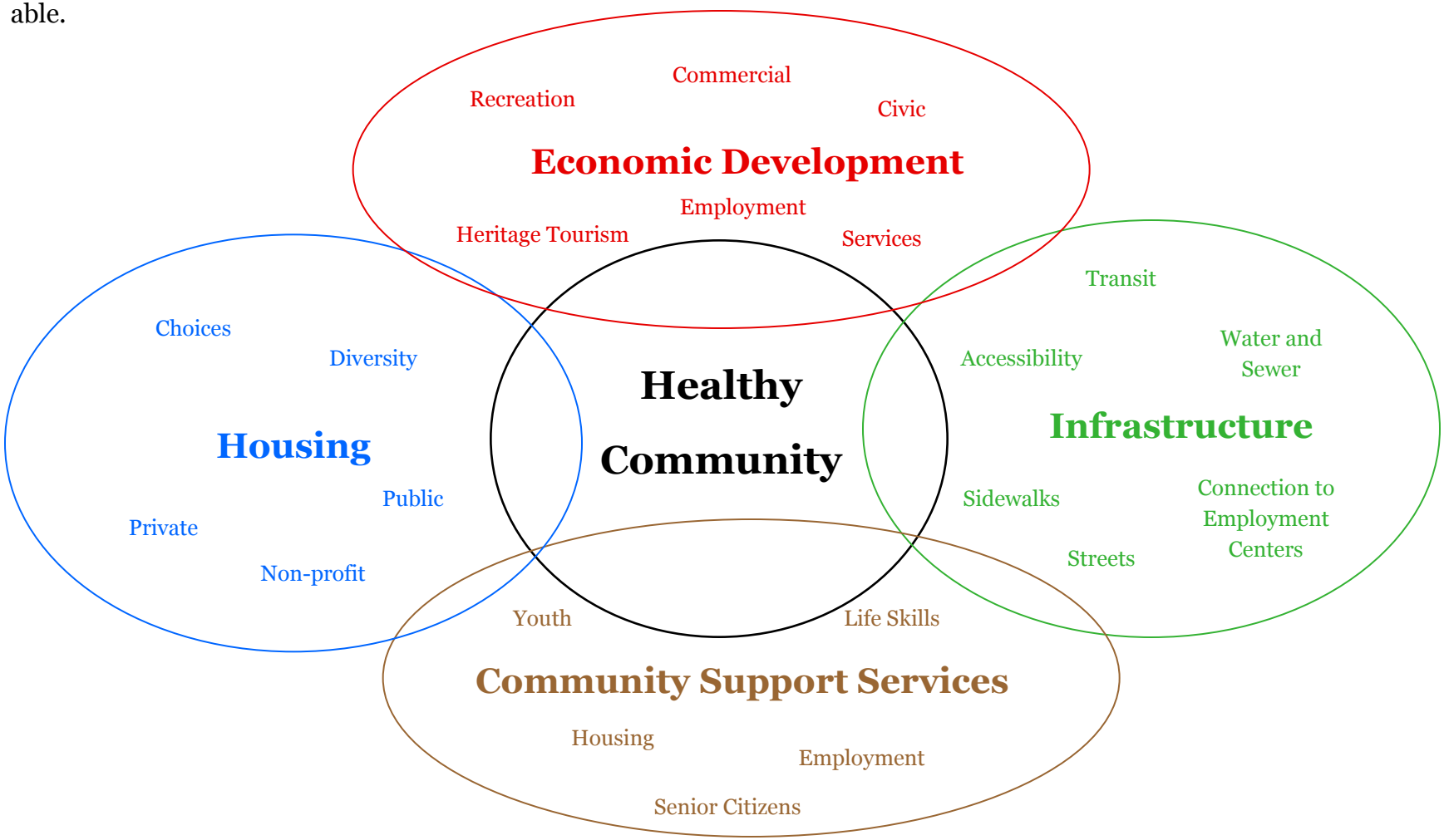
1. A clearly delineated geographic target area;
2. Specific policy goals, one of which must be construction or preservation of affordable rental housing; and
3. Implementation measures, which must be current and ongoing.

This CRP is intended to meet the criteria as defined by THDA, which will allow the Franklin Housing Authority and non-profits to apply for very competitive tax credit opportunities. These tax credits are designed to stimulate the construction of affordable rental housing or rehabilitation of existing rental housing to lower-income families by serving as an incentive for developers to build higher value rental units while maintaining affordable rents. This program is administered by the Tennessee Housing Development Agency (THDA). A community like Franklin must have an approved CRP for applications to be competitive. This CRP will also support the Franklin Housing Authority in pursuing HOPE VI funding. Both grants will aid in the redevelopment and revitalization of the public housing properties in Franklin.

The City has many existing policies and plans in place that address community revitalization, all prepared with significant community involvement. These include the Central Franklin Area Plan and the Consolidated Plan, among others. This document will serve to pull all the pieces together for a holistic view of the revitalization policies and of the collective work of the public, private and non-profit entities in targeted areas in Franklin.

INTRODUCTION

This Plan covers four interconnected parts of a healthy community. Employing the power of transportation, housing, economic development and community support together creates a community that is more accessible, affordable and livable.



INTRODUCTION

Dating back to 1799, Franklin has grown from a very small, agricultural community into a strong blend of residential, commercial, and corporate citizens. Until 1963, Franklin contained less than two square miles. In the last 50 years, it has grown to 41.5 square miles.

The Plan's geographic target area includes much of the corporate limits of Franklin predating the 1960s, focusing on the Census Tract 508 —along with the Hard Bargain neighborhood.

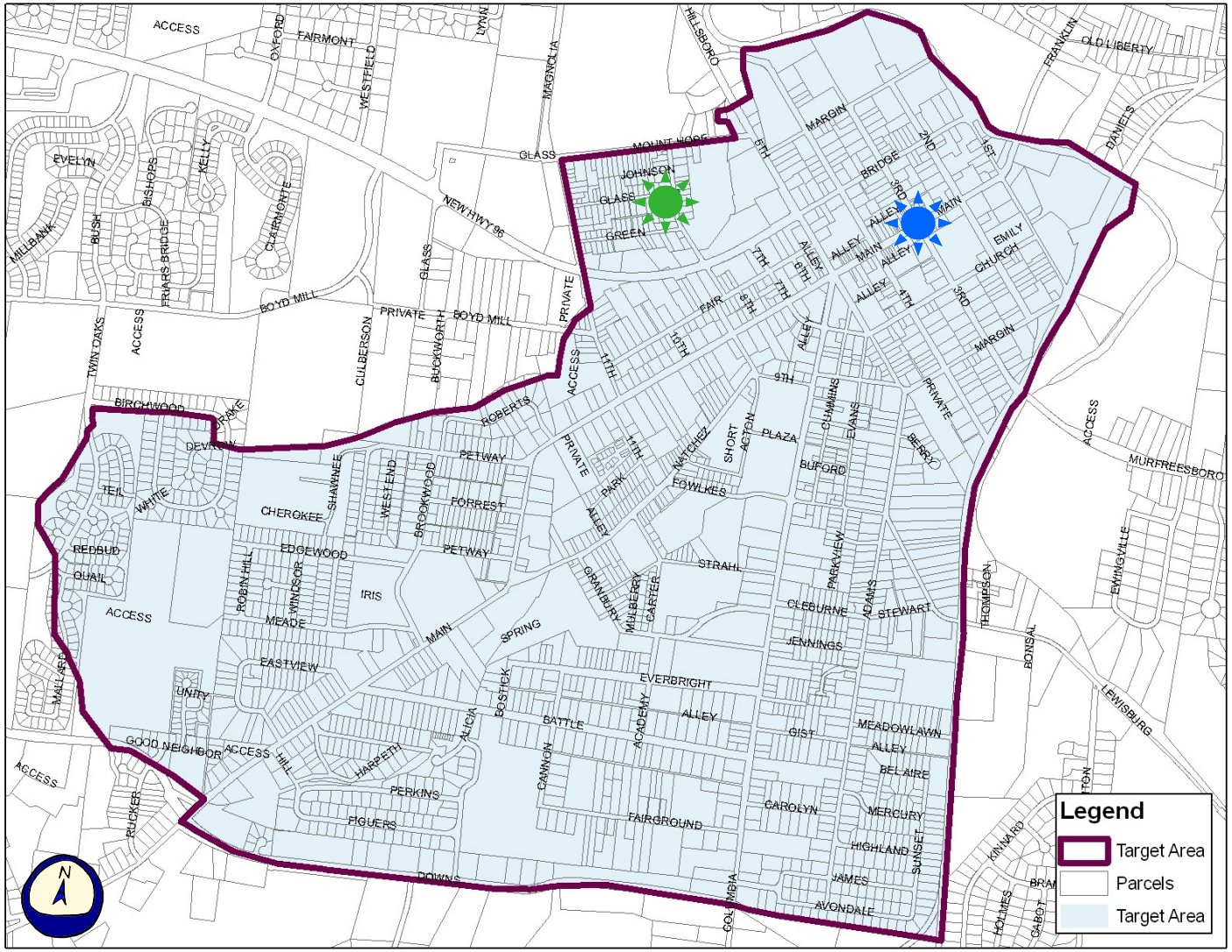
It consists of the city's center, which is a mix of commercial and residential uses, Bicentennial Park, the Columbia Avenue and West Main Street mixed-use corridors, and Franklin's older housing stock.

The residential areas contain many historic single-family homes with front porches, many on compact lots. It also includes some multifamily uses, the Franklin Housing Authority's public housing, and several trailer parks. Narrow, tree-lined streets, often with sidewalks, connect the residential neighborhoods both to one another and to local retail amenities and civic institutions located in Franklin's town center.

Along with the gridded street network, public transit also provides connections between the residential community and employment centers, services and retail locations.

GEOGRAPHIC TARGET AREA

Location Map



This 1.8 square mile area consists of most of the original town of Franklin boundaries prior to the 1960s.

It is best captured by the Census Tract 508 with the addition of Hard Bargain, a 100-year old, historically African American neighborhood adjacent to Downtown Franklin.

GEOGRAPHIC TARGET AREA

Aerial Photography

Quick Facts:

Population at 6,650;

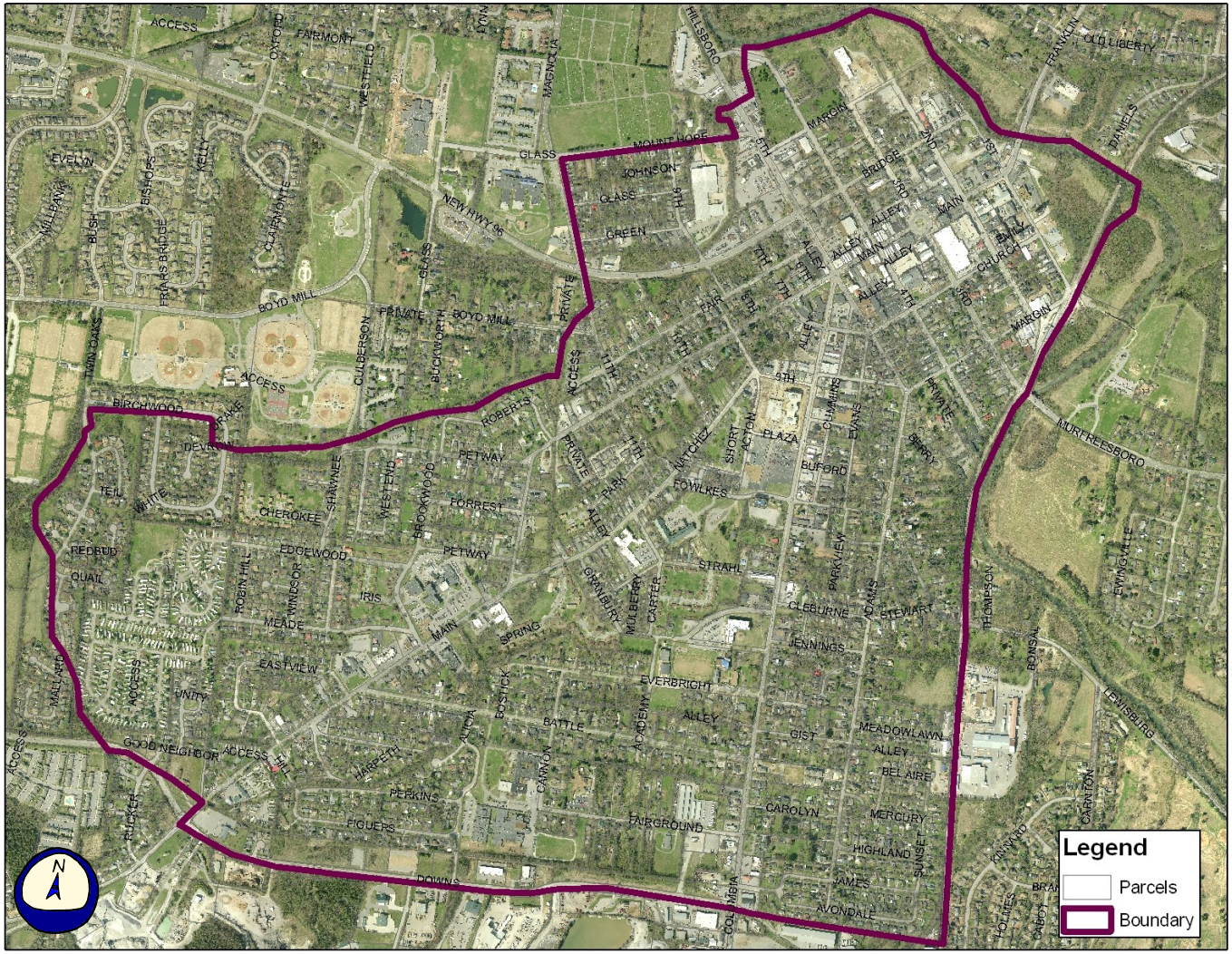
3,050 dwellings,

- Half are single-family;
- Half are owner-occupied;

Median home value is less than 80% of the region's median;

Median household income is less than 80% of the region's median;

Unemployment rate is above the region's average;



Region refers to the Nashville-Davidson-Murfreesboro–Franklin Metropolitan Statistical Area.

REVITALIZATION POLICIES

The CRP drew upon approved policies and plans prepared with significant community involvement, including the Central Franklin Area Plan, The City of Franklin Consolidated Plan, the Master Housing Plan for the Franklin Housing Authority, and the Hard Bargain Mt. Hope Redevelopment Master Plan.

Areas of Focus:

Economic Development

Housing

Infrastructure

Community Support Services

REVITALIZATION Overall

The City of Franklin believes that true community revitalization requires a coordinated set of strategies, including both housing and non-housing initiatives, to succeed. Rehabilitating and constructing housing units without improving the physical, social and economic environment in which they are located does not automatically revitalize neighborhoods. Attractive public spaces and infrastructure, as well as social and economic development activities geared to the individual, must be combined with decent affordable housing to help ensure a strong community (Consolidated Plan).

Much of the area is comprised of established single family residential neighborhoods. While many of these areas are stable, some are in decline and are destabilizing. Gentrification is one concern associated with these older neighborhoods, including the historic Natchez neighborhood. In some neighborhoods, teardowns have been replaced with new structures built that are out of character with the existing neighborhood. Related to the issue of housing is affordability. There are presently limited affordable housing options, and this poses a possible threat to maintaining the workforce for a wide variety of businesses in the city (Central Franklin Area Plan).

The connection between housing, transportation and employment is becoming increasingly valued. As part of that, two central tenets of this Plan shall be to:

1. **Preserve existing and increase the supply of affordable housing, including rental and ownership opportunities, that is accessible to transportation alternatives and employment centers (CRP).**
2. Advance, promote, and encourage higher density, mixed-use, walk-able, bike-able, and disabled accessible neighborhoods which coordinate land use and transportation with open space systems for recreation and ecological restoration (Sustainability Community Action Plan).

ECONOMIC DEVELOPMENT

Central Franklin Area Plan

1. Preserve Central Franklin's function as the central core having a unique quality that capitalizes on the history of the area and the diversity of the land uses.
2. Protect and enhance Central Franklin's historic buildings and battlefield.
3. Encourage significant civic institutions, such as City Hall, to be located in the downtown core.
4. Create redevelopment districts so that tax increment financing, district design standards and other financial and development incentives may be applied.

   Strategy: Follow the procedures under Tennessee State law, Title 13, Chapter 20, Part 2, Tennessee Code Annotated, to create redevelopment districts.

Consolidated Plan

Identified needs include:

1. Senior centers;
2. Other neighborhood and public facilities;
3. Water and sewer (including flood drainage) improvements;
4. Other infrastructure improvements, such as streets and sidewalks;
5. Some public services;
6. Historic preservation; and
7. Larger commercial/ industrial assistance.

HOUSING

Central Franklin Area Plan

1. Preserve the historically significant neighborhoods unique identity, such as the Natchez community.
2. Provide a diversity of housing choices, including mixed-income housing.
3. In areas where accessory dwellings are considered appropriate uses, the zoning ordinance should be amended to allow them with the specific standards as outlined in the CFAP.
4. Support the efforts of the Franklin Housing Authority as they add to the diversity of affordable housing options in the redevelopment of their properties with special sensitivity and consideration to the existing character of the design, scale and massing of the surrounding neighborhoods.
5. Support efforts of the Affordable/Workforce Housing Advisory Commission.
6. Consider possible incentives to broaden allowable housing types (allowing accessory dwellings, duplexes), such as tax credits and a streamlined development review process.
7. Consider an inclusionary zoning ordinance. These are land use regulations that encourage or require developers to set aside a portion of their housing units as affordable. Typically, this requirement is expressed as a percentage of total units, with targeted Area Median Income brackets. Incentives, such as density bonuses, are often made available to developers subject to inclusionary zoning.

HOUSING

Consolidated Plan

The City of Franklin will make funds available for the rehabilitation of old units, selected acquisition and rehab of existing units, and the production of new units. The majority of these activities will be for homeownership, although renters will be targeted as potential purchasers. To address the lack of a non-profit institutional structure that develops affordable housing, the City of Franklin will explore making funds available under the CBDO provisions of the Community Development Block Grant program to eligible organizations.

1. Begin emergency demonstration rehabilitation program in Hard Bargain and Natchez Neighborhoods.

   Goal: 15 projects annually by the end of the third Consolidated Plan program year.

2. Identify and fund a Community Based Development Organization to either undertake an acquisition/ rehabilitation for sale or new construction of a homeowner unit.

   Goal: Identify CBDO(s) by the end of the second program year.

3. Begin a homeless and special needs housing and social service assessment. The assessment should include the identification of the existing inventory of housing and service providers, an estimate of the number of homeless and special needs populations, the linkages between housing and services, and an evaluation of gaps in housing and services.

   Goal: Assessment started by end of first program year.

   Goal: Assessment completed and published in second program year.

4. Conduct a homeless count of sheltered and unsheltered persons in January of the second program year. The count should include the number of chronic homeless persons subpopulation.

   Goal: Count conducted in January of the second program year.

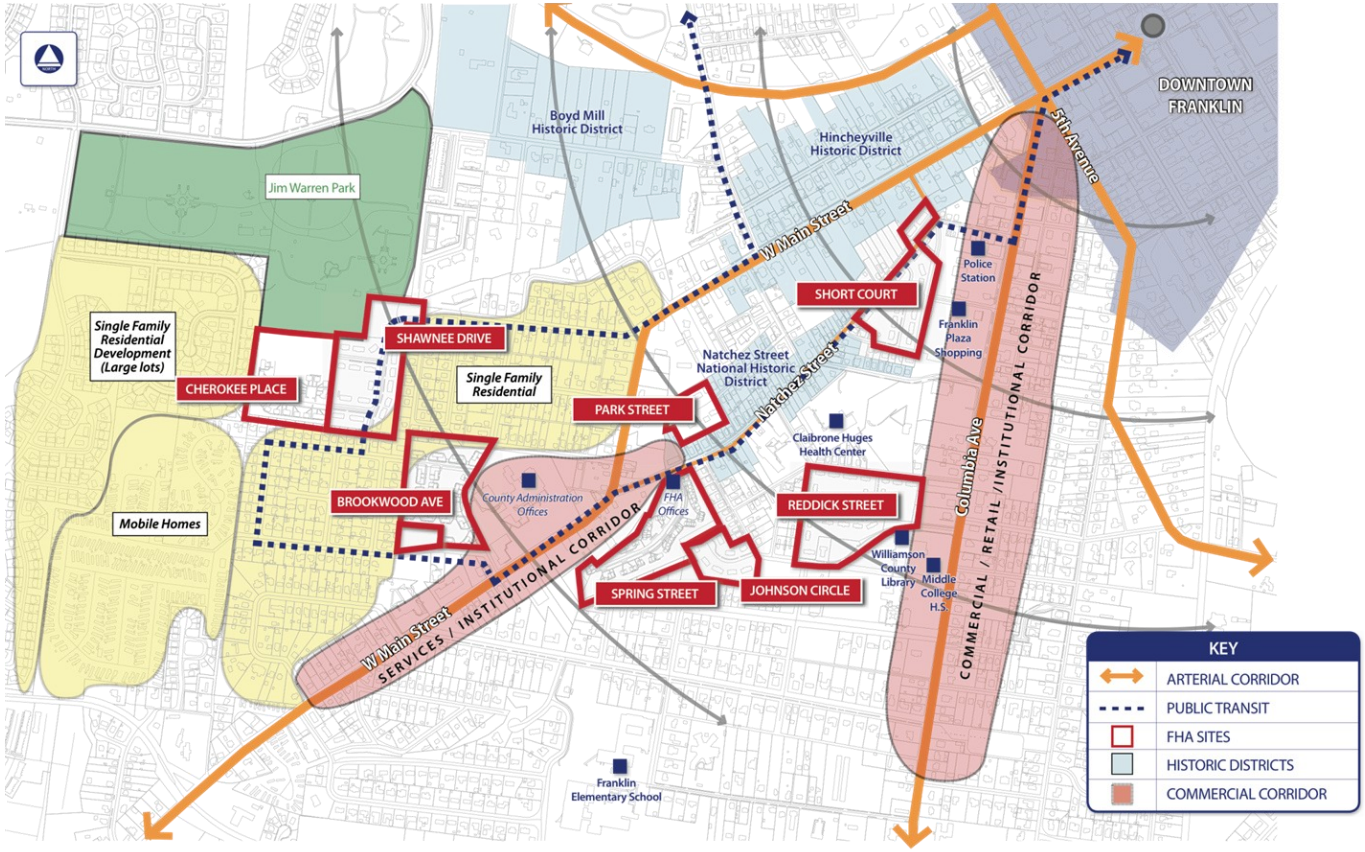
5. Conduct an assessment of the barriers to affordable housing for inclusion in the Consolidated Plan.

HOUSING Affordable/Workforce Housing Advisory Committee

Mission: To encourage the production and maintenance of affordable housing, raise community awareness of potential business opportunities involving partnerships with neighborhood residents and community development organizations, and advise the Board of Mayor and Alderman on affordable, workforce, and moderately-priced housing issues and opportunities.

HOUSING Master Housing Plan Franklin Housing Authority

The FHA intends to preserve the unique identity of Franklin's historically significant neighborhoods by building new communities that are respectful to their surroundings and that create new connections between adjacent uses. FHA's implementation strategy is centered on incrementally razing existing, substandard housing on all eight sites in Franklin and creating new modern communities in its place.



Each of the FHA's sites is situated near local anchors and service providers. Going forward, FHA aspires to build upon these existing amenities and leverage these assets to foster the growth of cohesive, healthy communities.

The plan is to replace 297 units of public housing with approximately 600 new mixed-income units, while respecting the context of the surrounding community, the Central Franklin Area Plan, and the desire of the residents for ample recreation and open space.

HOUSING Master Housing Plan Franklin Housing Authority

The Reddick Street site is the starting point for its revitalization efforts. Currently, it contains 4 dwelling units and is one of FHA's most physically deteriorated communities. It is also close to Franklin's town center and has excellent development potential.

HOUSING Master Housing Plan Franklin Housing Authority

The redeveloped Reddick site is planned to contain 114 units on 9.7 acres, including a three-story senior apartment building, townhomes, duplexes and single-family homes.

HOUSING

Master Plan Hard Bargain Neighborhood

The master plan was adopted by the City and the full version is contained within the Central Franklin Area Plan.

Key:

Black building footprints are existing homes expected to remain, some with rehabilitation.

Orange building footprints are proposed new buildings, detached homes, some attached townhouses, mixed-use or live-work.

Red building footprints depict civic uses such as churches, museums, and community centers; some are existing, while some are proposed new additions to the neighborhood.

TOWN PLANNING & URBAN DESIGN COLLABORATIVE LLC. CONCEPTUAL MASTER PLAN

HOUSING

Master Plan Hard Bargain Neighborhood

Note the extension of Johnson Alley to continue to the existing, organic pattern by which some homes currently face the alley. Homeowners along Glass and Mt. Hope Streets will have the opportunity to building accessory dwelling units with access from the extended alley (which would become a front lane), or they could sell the back portions of their lots to the Hard Bargain Mt. Hope Redevelopment or another entity who would in turn build a home fronting on the alley-turned front lane. Note the community gardens, the basketball court, the opportunities for residents to operate neighborhood businesses, and the overall compatibility with existing homes as well as the small town character of the whole of Franklin.

The plan improves efficiency of land use, reinforces the grid street network already established in the neighborhood and adds a mix of uses within and adjacent to the original development of Hard Bargain. In addition, the plan foresees the future elimination of existing incompatible uses adjacent to Hard Bargain and establishes neighborhood retail and other compatible uses that will make it a more walk-able community.

Future View of Green Street Looking East

Future Bungalow Court Concept

INFRASTRUCTURE

Central Franklin Area Plan

1. Support the Gateway Corridors and Connector Streets Economic Development Program. This program addresses aging infrastructure (water, sewer, pavement), adds or improves stormwater management, vehicular capacity and access requirements, expands pedestrian connectivity and safety, improves electric and communication utility reliability and encourages private reinvestment. This program also contributes to growing tourism initiatives.

2. Additional connectivity should be addressed in the update to the Major Thoroughfare Plan, Local Street Plan and Bicycle and Pedestrian Plan. Additional east-west and north-south connectivity is important for the study area.

3. The Franklin Transit Authority, the Nashville Area MPO and other relevant agencies may conduct studies regarding transit, with the city as a participant. Studies would provide input on service options in Franklin, particularly the proposed mass transit route and stations/stops shown on the Proposed Transit Map. Having transit supportive policies in adopted plans and transit supportive regulations in adopted ordinances can aid and enhance regional efforts to establish a regional transit system. For example, federal funding through the New Starts Program is facilitated with evidence of such adopted plans and policies.

4. When mass transit is studied for the region, conduct a transit study to evaluate bus routes (shown on the Proposed Transit Map) to determine necessary linkages to proposed mass transit station/stops in advance of such station/stops being constructed. These buses could serve as feeder buses in the transit system.

5. Review Parking Requirements in the Zoning Ordinance to determine whether any adjustments are needed to support inf ill and redevelopment. Examine the downtown core and corridors that are in proximity to downtown that are likely to receive redevelopment, including the Columbia Avenue and Hillsboro Road corridors. See CFAP for strategies.

6. A sidewalk inventory should be undertaken and completed by the city. The inventory is needed to show areas in need of pedestrian connectivity. A Sidewalk Improvement project and 10-year cycle street program is now underway with the Street Department.

INFRASTRUCTURE

Central Franklin Area Plan

1. Improve or protect Central Franklin's gateways and corridors to reinforce the unique character of special areas.
2. Provide adequate infrastructure to serve existing and future development.
3. Encourage transit oriented development in locations deemed appropriate by the CFAP.
4. Direct development and/or redevelopment to the locations where infrastructure is already in place or can be managed in the most timely and cost-effective manner.

   Strategy: Support the TDR program for the UGB.

   Strategy: Conduct a study that identifies areas of strong and limited infrastructure in the Central Franklin Area. Address sewer, water, reclaimed wastewater, stormwater facilities and the availability of these services to support future development.

INFRASTRUCTURE

Consolidated Plan

Infrastructure needs will largely be funded from local government, private, and/or other sources. The majority of these needs are identified in the city's Capital Improvement Budget (CIB), generated from priorities set by City Departments and approved by the Board of Mayor and Aldermen. Among the needs cited by local residents and service providers was the need for infrastructure support of new affordable housing developments.

Improving public infrastructure is important to provide a desirable residential environment and to remove barriers to and attract investment by homeowners, housing developers, and small businesses. The goal of improving the visual appearance and physical functioning of an area will focus on:

1. Street improvements;
2. Sidewalks; and
3. Stormwater drainage projects.

Columbia Avenue BEFORE Streetscape.

Columbia Avenue AFTER Streetscape.

COMMUNITY SUPPORT SERVICES

Consolidated Plan

Many non-housing community needs are now and will continue to be addressed through existing programs and services. Wherever possible, CDBG funds will be leveraged with other sources of private and public funds. In addition, the capacity of community development staff will be leveraged where appropriate with the capacity of other public and private agencies, and non-profit organizations to develop and manage public service projects.

Programs include:

1. Employment and training opportunities
2. Homebuyer and financial counseling
3. Self sufficiency and life skills
4. Youth programs

IMPLEMENTATION

The community revitalization efforts, both current and ongoing, will be a combination of public and private investment, rehabilitation of existing housing stock, construction of new infill homes, and implementation of master plans.

ECONOMIC DEVELOPMENT

Downtown Franklin

Williamson County constructed the new County courthouse on Fourth Avenue, connecting the new building to the historic courthouse on the Square.

Private investment is turning these underutilized buildings into new restaurants along the Harpeth River and E. Main Street.

The Heritage Foundation successfully purchased the Franklin Theatre on Main Street after it closed. It will reopen in spring 2011 and will accommodate movies, live performances and events.

ECONOMIC DEVELOPMENT

Downtown Franklin

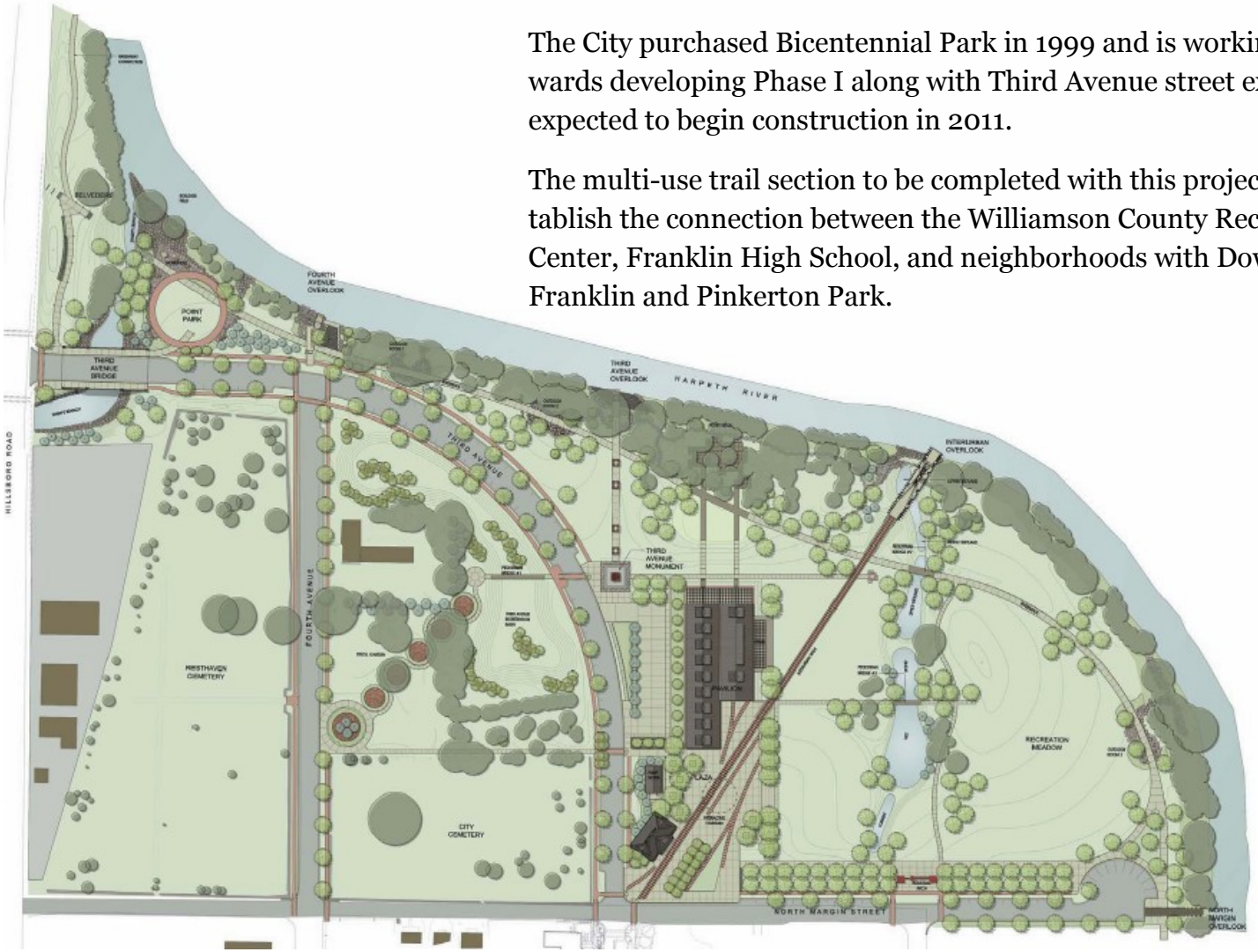
The City is striving to partner with private development to redevelop the City Hall property into a mixed use center with civic, hotel, retail and residential uses.

The City has completed the RFP process, held a design charrette in 2008, and a rezoning request was submitted in late 2010.

The images on this page are some of the results of the design charrette.

ECONOMIC DEVELOPMENT

Downtown Franklin



The City purchased Bicentennial Park in 1999 and is working towards developing Phase I along with Third Avenue street extension, expected to begin construction in 2011.

The multi-use trail section to be completed with this project will establish the connection between the Williamson County Recreation Center, Franklin High School, and neighborhoods with Downtown Franklin and Pinkerton Park.

ECONOMIC DEVELOPMENT

Columbia Avenue Corridor

The City of Franklin constructed a new police station in 2010.

Streetscape improvements of Columbia Avenue were completed in 2010.

Public streetscape investment encouraged private reinvestment, including the construction of two new banks, siting of two new restaurants and façade enhancements to existing businesses.

ECONOMIC DEVELOPMENT

Columbia Avenue Corridor

An open house public input session held for 5-Points intersection and open space beautification efforts were held in November 2010. This location bridges the streetscape projects on Columbia Avenue and Hillsboro Road.

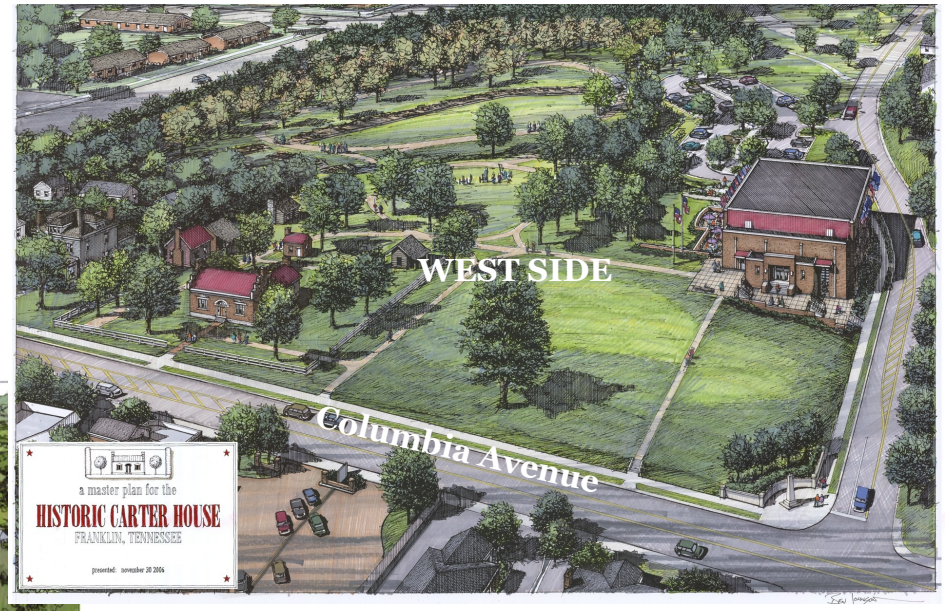
The siting of the police station created redevelopment opportunities for the corridor, including this office building at 9th Avenue and Natchez Street.

ECONOMIC DEVELOPMENT

Columbia Avenue Corridor

Heritage Tourism and the Battle of Franklin are the focus of preservation efforts along Columbia Avenue near the historic Carter House.

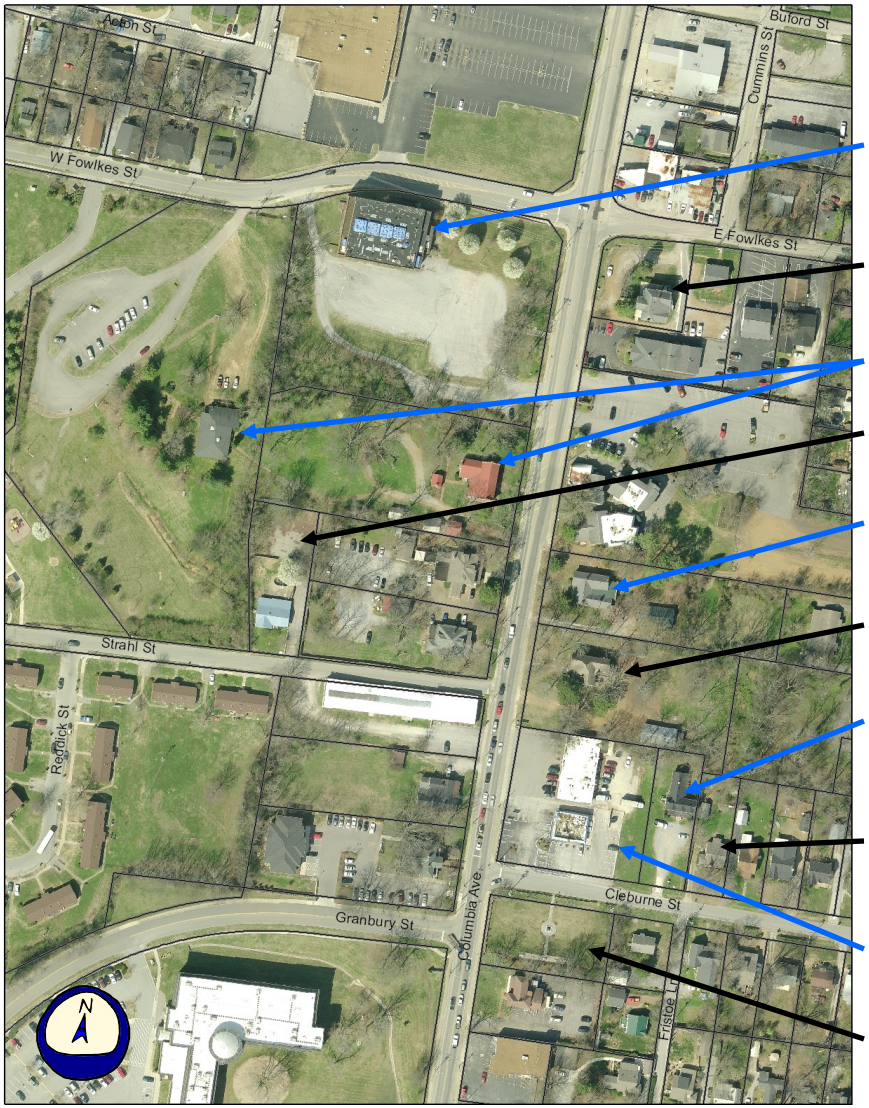
On the west side of Columbia Avenue, the Battle of Franklin Trust is currently planning how best to adaptively reuse the historic gymnasium adjacent to The Carter House, possibly as a visitors center and museum to interpret the Battle of Franklin.



On the east side of Columbia Avenue, the future vision of Franklin's Charge shows the existing City park, Assault on the Cotton Gin, located at the southern end, with future reclaimed battlefield property looking northward towards Downtown Franklin.

ECONOMIC DEVELOPMENT

Columbia Avenue Corridor



Many organizations are working together towards a vision of battlefield reclamation and Heritage Tourism:

The State of Tennessee Historical Commission owns the Historic Gymnasium and Battle of Franklin Trust is planning for adaptive reuse.

The Lotz House has been preserved as a museum that interprets the Battle of Franklin story from the Lotz family perspective.

The State of Tennessee Historical Commission owns the Carter House and Visitor's Center behind it.

The Carter House Association recently acquired the Garden Property.

The Carter House Association is preserving the Miller House and it serves as headquarters for the Battle of Franklin Trust.

Franklin's Charge owns the Holt House Property, planned to be relocated to reclaim battlefield.

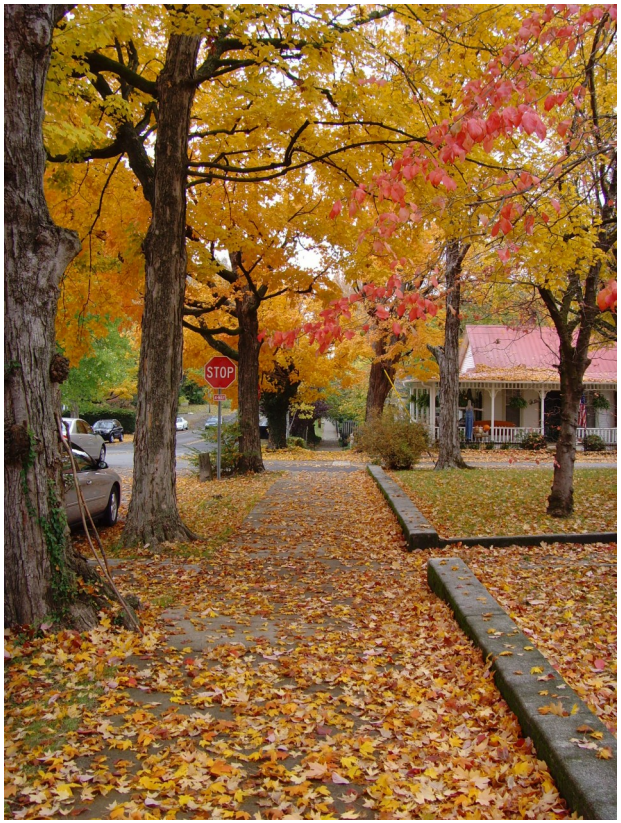
The Heritage Foundation owns the former site of the Cotton Gin. With Franklin's Charge, plans include building a replica of it by 2014.

The Civil War Preservation Trust purchased the property adjacent to the Cotton Gin.

Franklin's Charge received a grant for the purchase of the Cameron Property (Dominos Pizza).

The City purchased part of the Cotton Gin property (former Pizza Hut) for parkland in 2005.

ECONOMIC DEVELOPMENT West Main Street Corridor



The West Main Street corridor has an established character that has been maintained through private investment over time. The residential character through the Hincheyville neighborhood, between 7th Avenue and 11th Avenue, attracts upwards of 4,000 trick-or-treaters annually and West Main Street is part of the route on the Holley Trolley Christmas lights tour.

The character from 11th Avenue toward the Williamson County Administrative Complex is an eclectic mix of retail shops, offices and residences.

ECONOMIC DEVELOPMENT West Main Street Corridor

The Cumberland Presbyterian Church was built in 1876. It went without a spire from 1909 (due to a high wind) until 2006, when an anonymous donor enabled a new spire and bells to be erected once again.

Preserving existing buildings, such as the former funeral home, is considered important to the community, as the building contributes to the overall character of the corridor. The funeral home is for sale at the time of this writing.

The Dixie Medical facility was constructed within the last five years and it is an example of a smaller scale commercial building that is oriented to the street.

HOUSING

City of Franklin

The Board of Mayor and Aldermen formed an Affordable/Workforce Housing Advisory Committee in 2008 and recently formalized the group's responsibilities by establishing the Affordable/Workforce Housing Advisory Commission in late 2010. Commissioners will be appointed in early 2011.

Franklin became a Community Development Block Grant (CDBG) Community and is using funds for rehabilitation and preservation of existing affordable housing stock and partnered with The Housing Fund, an organization experienced in the administration of community development and affordable housing programs, and with HUD Consolidated Plan programs.

A city staff position was created to focus on housing and administer the CDBG program.

The Affordable/Workforce Housing Advisory Committee worked towards community awareness through presentations given to the Board of Mayor and Aldermen and to civic groups.

Adopted ordinances include:

a. Ordinance 2008-22 established housing chapter in the Municipal Code and to waive building permit fees for housing non-profits;

b. Ordinance 2008-51 was adopted that created water/wastewater incentives for lower income families;

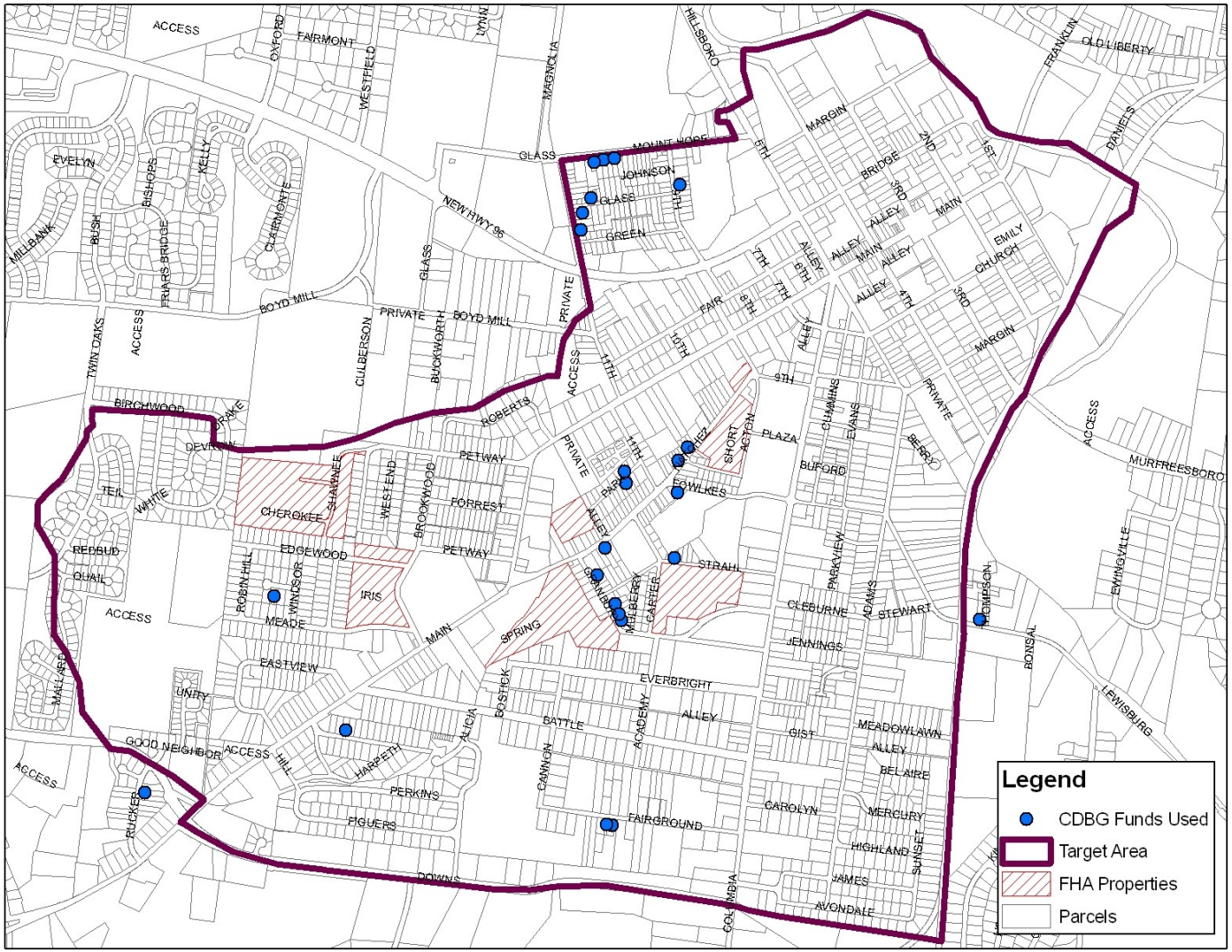
c. Ordinance 2008-52 was adopted that created a reserve fund for residents and businesses to make donations that will be used to create affordable/workforce housing opportunities;

d. Ordinance 2008-60 was adopted to declare the intent to provide fair housing opportunities within Franklin;

e. Ordinance 2009-22 established specific barrier-free/adaptable design features in new affordable, workforce and moderately-priced homes built with financial assistance from the City.

HOUSING

City of Franklin



Community Housing Partnership (CHP) administers the CDBG program for the City. CHP constructs new housing and rehabilitates existing housing stock leveraging Federal funding with local volunteer labor.

The blue points include 22 locations within the target area where CDBG funds have been leveraged to rehabilitate homes.

HOUSING

Natchez Neighborhood

Habitat for Humanity of Williamson County and several local non-profit groups have rehabbed or built new affordable for-sale housing in or around the Natchez Street corridor with some additional assistance from the City.

Directly across from the Reddick Street FHA site, Habitat for Humanity of Williamson County completed 14 new, contextually sensitive homes in 2009, removing existing trailers and replacing them with home ownership opportunities. A community prayer garden at the corner of Strahl and Carter Streets is planned for completion in 2011.

In 2008, two homes were constructed on Natchez Street. The organization is currently working on additional lots within the area.

HOUSING

Natchez Neighborhood

United Community Resource Foundation is assisting homeowners with home rehabilitation on Natchez Street.

Private rehabilitation investment was used for these duplexes on Granbury Street.

HOUSING

Natchez Neighborhood

Franklin Housing Authority hired Michaels Development Company to oversee the redevelopment of its properties. The City has approved a concept plan for the Reddick site and a regulating plan for the assisted living portion. FHA received a $1 million grant through the Housing Trust Fund and plans to apply for the HOPE VI grant and Low-Income Housing Tax Credit program in 2011.

FHA is working to secure significant investments of private and public capital. Among those, Williamson County donated two parcels of land adjacent to the Reddick site for inclusion in the master plan.

Reddick Street Redevelopment Strategy

HOUSING

Hard Bargain Neighborhood

Hard Bargain Mt. Hope Redevelopment LLC, (HBMHR), is implementing the master plan for neighborhood revitalization with emphasis on preservation. Four new, contextually-sensitive homes have been constructed as of early 2011. The non-profit purchased another lot in 2010 and plans to purchase additional lots in 2011.

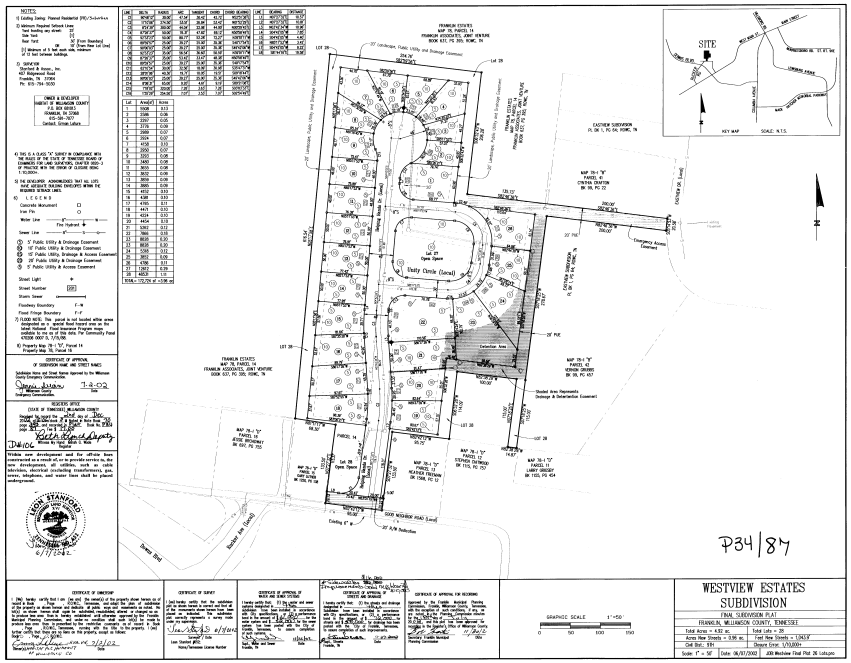
Community Housing Partnership acquired a rental property at 11th Avenue and Mt. Hope Street, preserving affordable rental housing in this historically African-American community.

HBMHR is in the rezoning process to add 10 to 12 more dwellings, which will consist of a mix of townhomes and single-family homes.

HOUSING

Westview Estates

In 2002, the City approved a new subdivision plat for Habitat for Humanity of Williamson County near West Main Street off of Downs Boulevard.



The final two homes were completed in 2008. Today Westview Estates contains 27 modest homes owned by working families.

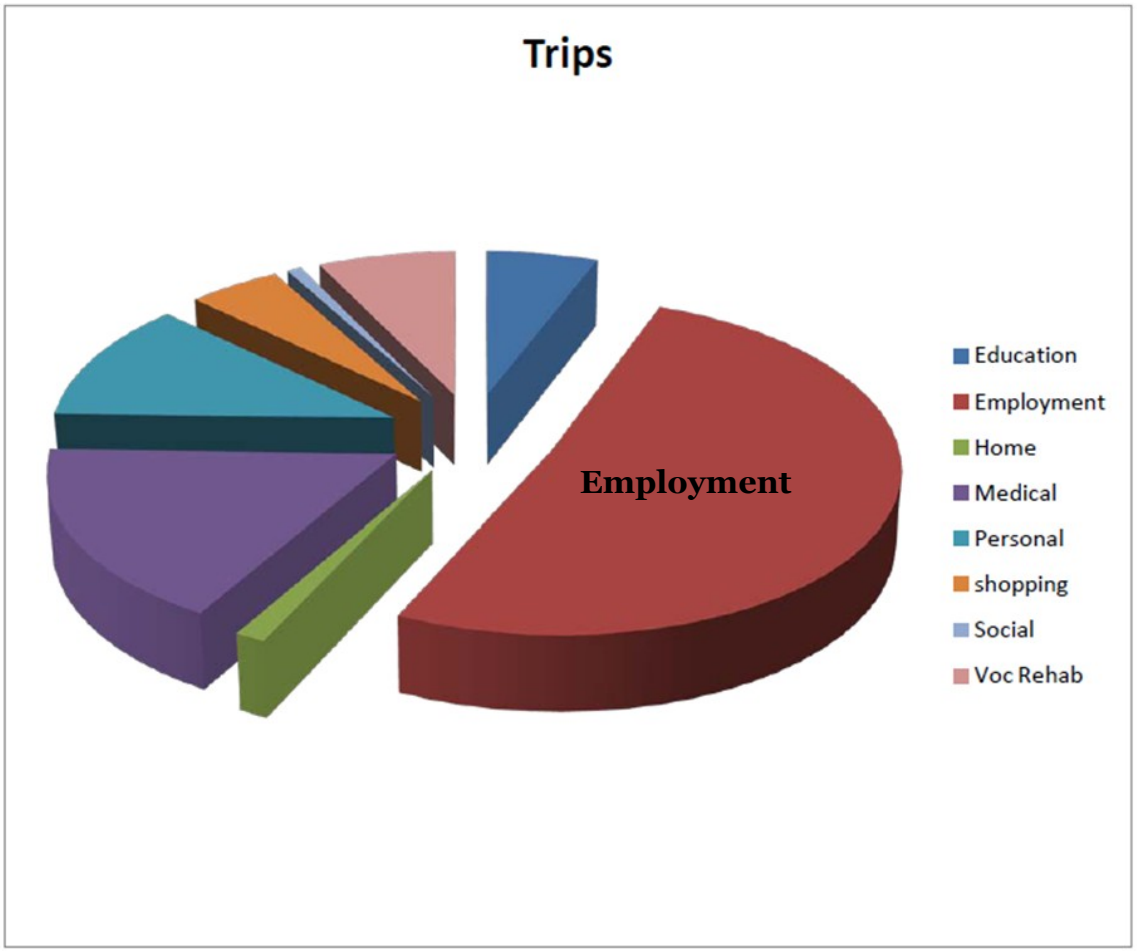
INFRASTRUCTURE

Public Transportation

Franklin Transit Authority services (including Fixed Route and Transit on Demand) are managed by the TMA Group and cover 90 percent of the city. Senior and disabled riders make up a third of the ridership.

Half of the riders in Franklin use it for transportation to employment (see Trips). Every $1 invested in public transit projects generates $6 in local economic activity (APTA).

In other words, "A person has to be able to get to work to have a job, have a job to have a home, have a home to have quality of life, and that quality of life in turn helps drive and support our local economy." Debbie Henry, TMA Group Director.



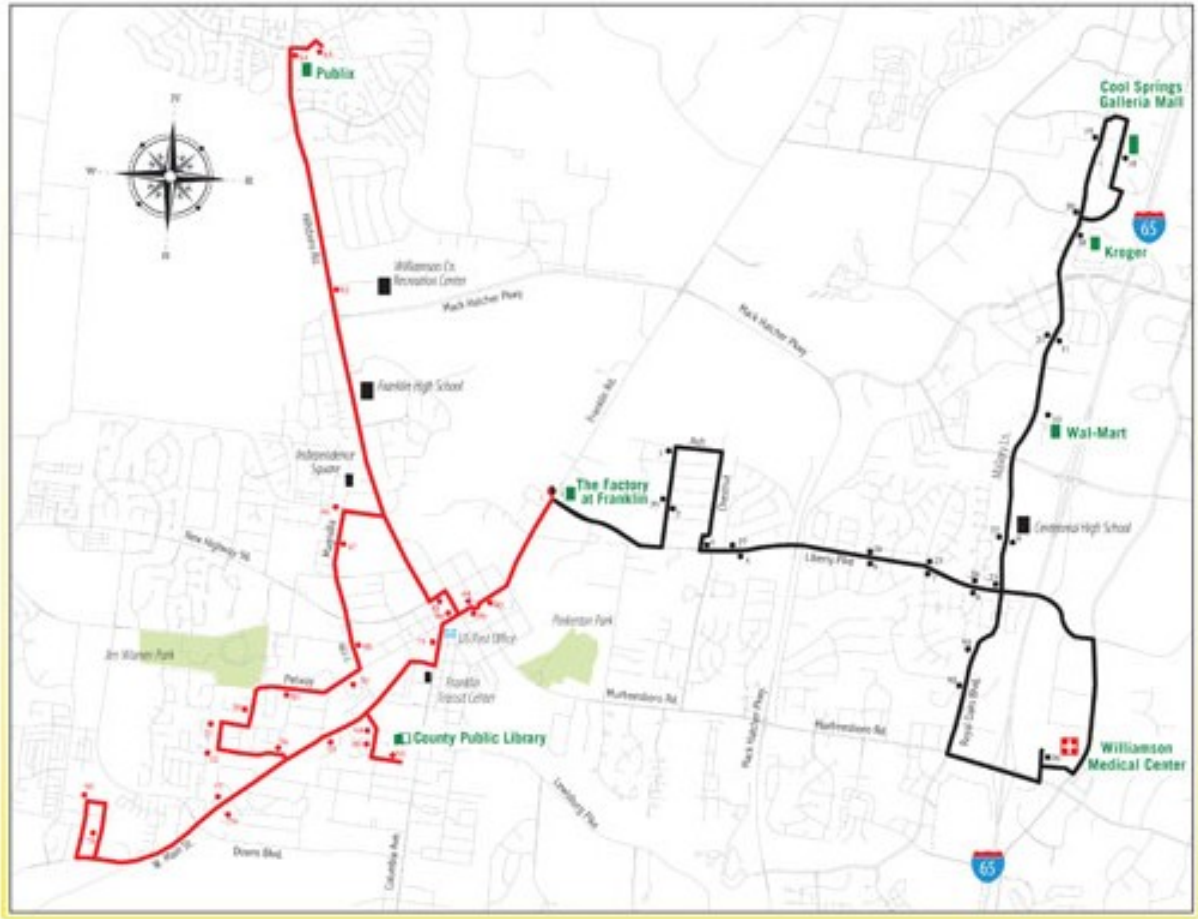
INFRASTRUCTURE

Public Transportation

TMA focuses on four areas: employment, services, retail and community. Those areas translate to the high-density residential areas within this CRP, Downtown Franklin, Williamson Medical Center and Cool Springs. A route to Fieldstone Farms commercial center was added last year.

TMA purchased five new solar, ADA -accessible transit shelters in 2010. Two were recently installed adjacent to FHA properties, including the intersections at Natchez Street/ Short Court and at Brookwood Avenue/West Meade Boulevard.

Real-time on-time displays are planned for fixed routes, beginning with the TMA/Franklin Transit headquarters on Columbia Avenue.



INFRASTRUCTURE

Physical Infrastructure

In 2010, the City adopted a Greenways and Open Space Plan that identifies future sidewalk and multi-use trail locations. Where missing along West Main Street and Columbia Avenue, sidewalks are proposed. A future bike route is proposed along West Main Street.

The City has an annual sidewalk budget that is used to make repairs to existing sidewalks and complete missing links between destinations, such as between neighborhoods and schools.

Condition assessments of infrastructure in the Integrated Water Resources Plan (currently being developed) will help guide improvements in needed areas. 11th Avenue, Park and Strahl Streets will be some of the short term needs within the next five years.

The City partnered with Habitat for Humanity of Williamson County by timing needed sewer line replacement under Granbury and Mulberry Streets with site redevelopment, saving the non-profit the street paving costs for both streets and also the constructive waste.

COMMUNITY SUPPORT SERVICES Franklin Housing Authority

Franklin Housing Authority completed construction of new administrative offices in 2010, which are adjacent to the former headquarters on Spring Avenue.

Plans for the former office include converting the building into a community center.

COMMUNITY SUPPORT SERVICES Organizations

While not a complete list, the following organizations provide support services within the geographic target area:

Against the Grain Ministries

Boys and Girls Club of Franklin/Williamson County

Bridges Domestic Violence Center

Columbia State Community College

Community Child Care Center of Franklin

Community Housing Partnership

Franklin Housing Authority Resident Association

GAP Community Development Resources

Goodwill Career Solutions

Graceworks Ministries, Inc.

Habitat for Humanity of Williamson County

Literacy Council of Williamson County

My Friend's House Family and Children's Services

Mid-Cumberland Community Action Agency

Mid-Cumberland Head Start

Mid-Cumberland Meals on Wheels

Mid-Cumberland Probation

National Council on Aging

Prohealth Medical Center

Shorter Chapel AME

Spring Street Outreach, St Paul's Presbyterian Church

The Guidance Center

Tennessee Nutrition and Consumer Education Program

United Community Resource Foundation

United Way of Williamson County

Williamson County American Red Cross

Williamson County Adult Education

Williamson County Family Resource Center

Williamson County Health Department

Williamson County Public Library

Workforce Essentials

SUMMARY

The document contains three parts: the geographic target area; revitalization policies; and implementation efforts. Almost all of the policies within this document came from existing plans that involved a significant amount of community involvement. This document serves to pull all the pieces together for a holistic view of the revitalization policies and highlights collective work of the public, private and non-profit entities to revitalize the original town of Franklin area.

This CRP is intended to meet the criteria as defined by THDA, which will allow the Franklin Housing Authority and non-profits to apply for very competitive tax credit opportunities that will stimulate construction of affordable rental housing or rehabilitation of existing rental housing to lower-income families. This program is administered by the THDA. This grant, among others, will aid in the revitalization of the public housing properties and increase the supply of mixed-income housing in Franklin, including both rental and ownership opportunities.